

PHAPlans

5YearPlanforFiscalYearsBeginning7/1	-2002 -2006
AnnualPlanforFiscalYearBeginning7/1	-2002

**NOTE:THISPHAPLANSTE MPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: GreaterGadsden

PHANumber: AL049

PHAFiscalYearBeginning: July1,2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA -422 Chestnut Street
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA -422 Chestnut Street
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA -422 Chestnut Street
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS BEGINNING 2001 -2005
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: The basic mission of this HA is to serve the needs of low-income persons in the PHA jurisdiction .

This can be done by taking steps to:

1. Promote adequate and affordable housing
2. Promote economic opportunity
3. Promote a suitable living environment free from discrimination.

Our mission is to provide drug free, decent, safe and sanitary housing for eligible families and to provide opportunities and promote self-sufficiency and economic independence for residents.

In order to achieve this mission, we will:

- ☞ Recognize residents as our ultimate customer;
- ☞ Improve Public Housing Authority (HA) management and service delivery efforts through effective and efficient management of HA staff;
- ☞ Seek problem-solving partnerships with residents, community, and government leadership;
- ☞ Apply HA resources, to the effective and efficient management and operation of public housing programs, taking into account changes in Federal funding.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targetssuch as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
- Objectives:
- ☐ Apply for additional rental vouchers: If offered by the Department.
 - ☐ Reduce public housing vacancies:
 - ☐ Leverage private or other public funds to create additional housing opportunities:
 - ☐ Acquire or build units or developments
 - ☒ Other (list below):
Maintain existing stock of public housing in decent, safe and sanitary condition and maintain an average score of no less than 80 on the PHAS score for the Fiscal Years ending June 30, 2002 through June 30, 2006. Utilize Section 8 funding and maintain an average score of no less than 80 on the SEMAP for the Fiscal Year ending June 30, 2002 through June 30, 2006.
Update: The HA has accomplished these goals. The stock of public housing units is decent, safe and sanitary and our PHAS score for the FY ending 6/30/2000 was 83.9 and 87 for the FYE 6/30/2001. The HA's first SEMAP score is 80 for the period ending 6/30/2001.
- ☒ PHA Goal: Improve the quality of assisted housing
- Objectives:
- ☒ Improve public housing management: Maintain an average PHAS Score of 85.9 by 6/30/2006, which will be a 2 point increase over our score of 6/30/2000. **Update:** The HA score for 6/30/2000 was 83.9 and 87 for the FYE 6/30/2001 and the HA anticipates that there will be no problems in maintaining an average PHAS score of 85.9 by 6/30/2006.
 - ☒ Improve voucher management: Maintain an average PHAS Score of 82 by 6/30/2006, which will be a 2 point increase over our score of June 30, 2001, which was 80. **Update:** The HA's first SEMAP score was 80 for the period ending 6/30/2001. The HA does not anticipate any problems in increasing SEMAP average score to 82 by 6/30/2006.

- ☒ Increase customer satisfaction: This PHA recognizes the resident as our ultimate customer and will strive to provide the best possible service to all residents. **Update:** The HA is providing the best possible service to the residents and this is supported by the PHAS score of 9.1 out of 10 for resident satisfaction for the period ending 6/30/2000. However, our PHAS score for the period ending 6/30/2001 was 9.0 and we had two areas of concern that require a **follow-up plan**. The HA's overall score for Communication was 71% and Appearance was 72% and the following communities were less than 75% as follows: Colley Homes was 73% in appearance, Carver Village was 72% in Communication and 72% in Neighborhood Appearance, Emma Sansom Homes was 59% in Communication and 64% in Appearance, Myrtlewood Homes was 70% in Communication and 57% in Appearance. These were the only scores below 75% and the follow-up plan is for HA staff to make a home visitor personal contact with each family within the community listed above before September 30, 2002 and ask them how we can improve specifically in the area of Communication and Neighborhood Appearance. Also, it is our goal to increase overall response rate to the residents survey. The HA only had 116 of 322 surveys returned for a 36% response rate.
- ☐ Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units: The HA has an on-going modernization program as outlined in the HUD approved 5 year Action Plan. **Update:** The HA is on schedule to obligating, expending and close out all Capital Funds to renovate and modernize the public housing inventory and no findings have been issued by HUD or the Army Corps of Engineers relating to the modernization programs administered by the HA.
- ☒ Demolish or dispose of obsolete public housing: The HA has submitted a Demolition application for 40 units in Myrtlewood Homes. **Update:** The HA submitted a demolition application to HUD on March 13, 2000, and the application was approved on May 24, 2000. In the demolition application the HA listed the source of funding for the demolition as HOPEVI funds. On May 15, 2000, the HA submitted a HOPEVI revitalization and demolition application to HUD and the application was disapproved by HUD on August 2, 2000. The HA submitted a HOPEVI demolition application on May 1, 2001, and did not submit a HOPEVI revitalization grant. The HOPEVI demolition grant was approved by HUD on November 16, 2001, in the amount of \$200,000.00. The HA applied for \$344,597; therefore, the HOPEVI funding will not be sufficient to complete the demolition. As stated in our previous five year plan, the HA will use Capital Funds to complete the demolition. The Birmingham HUD Office approved a budget amendment to Capital Fund Program AL09P04950100 and added \$129,545.76 to account 1485,

Demolition. The HA is proceeding with the planned demolition of 40 units within Myrtlewood and it is anticipated that the demolition will be completed by December 31, 2002.

- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling: As described in Section XIII 3C, of the Section 8 Administrative Plan. **Update:** Each person that receives a voucher is counseled when the voucher is issued on how Section 8 vouchers are mobile and that they have a number of options on where they choose to lease a unit. Also, each person that is issued a voucher at recertification is counseled concerning the mobility of a voucher.
- ☒ Conduct outreach efforts to potential voucher landlords: Increase the number of landlords that participate in the voucher program by five (5) from 7/1/2000 to 6/30/2005. **Updated:** Since 7/1/2000, and as of February 7, 2002, the number of landlords that participate in the program has increased by 41; therefore, this goal has been exceeded. The HA will continue its efforts to increase the number of landlords that participate in the Section 8 program.
- ☐ Increase voucher payment standards
- ☐ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☐ Implement public housing site -based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: The goal of the HA is to meet the objectives outlined in Section 26 of the ACOP for accomplishing deconcentration. **Update:** Section 26 of the ACOP specifies that 40% of all new admissions have income at or below area median income and as of 1/31/01, 74.49% of all new move-ins are at or below 30% of median income. Section 26 of the ACOP also specifies

that the HA no house families within income that is greater than 30% of median income in developments that have 60% or more of the total households within income that exceed 30% of area median income. As of 1/31/01 the HA does not have any development that have 60% or more of its families within income that is greater than 30% of median income.

- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: To insure access for lower income families into higher income public housing developments, the HA's will skip families on the waiting list as outlined in Section XI 3D, of the Tenant Selection and Assignment Plan, which is contained in the ACOP. **Update:** As indicated above in the HA's deconcentration of poverty guidelines contained in the ACOP, the HA has implemented measures to promote income mixing in public housing and these efforts are effective since the HA is meeting its deconcentration goals.
- ☒ Implement public housing security improvements: Staff of the HA works with the City of Gadsden Police Department to ensure adequate police coverage. The HA contracts with the City of Gadsden for the services of eight police officers to work exclusively with the public housing residents in all seven of the HA's public housing communities. Funds from the Public Housing Drug Elimination Program (PHDEP) pays for the officers and the HA's anti-crime program and the HA plans to continue this program. The HA has also implemented the stricter screening and eviction provisions to comply with the federal requirements of the "One -Strike and You're Out" rule. The implementation of stricter screening policies keep criminals out of public housing and the swift eviction of residents involved with criminal activity helps keep criminal activity at a minimum. **Update:** The HA continues its contract with the City of Gadsden for additional police coverage and the additional police coverage makes the communities safer. Also, the HA complies with the dwelling lease and ACOP in taking appropriate actions in screening applicants and evicting residents that violate the "One -Strike and You're Out" policies of the HA. The HA currently has PHDEP funds to operate the anti-crime program through June 30, 2003 with eight officers. Since funding for the PHDEP has been eliminated by HUD, the HA plans to continue its anti-crime program through its Operating fund and Capital fund allocations in future years. The number of Officers may need to be reduced based on the funding provided by HUD, but the HA plans on keeping some level of Police Officers working exclusively in the public housing communities.
- ☒ Designated developments or buildings for particular resident groups (elderly, persons with disabilities) The HA has a total of 1042 units of public housing and 37 units are designated for persons with disabilities and fully accessible. The designated units comply with the requirements of the American with Disabilities Act (ADA). All of the community

buildings and public offices managed by the HA, comply with ADA accessibility requirements. Also, it is the policy and practice of the HA to make reasonable accommodations for any individual with a disability, as outlined in Section XV of the Dwelling Lease. **Update:** The HA is meeting its requirements as outlined above in designating development or buildings for residents group that are elderly and/or disabled. In addition to the 37 units designated for persons with disabilities, the HA has 112 units at Campbell Court and 74 units at Starnes park that have been approved by HUD for occupancy of the elderly and disabled. The occupancy type for these units were changed from family to mix - population (elderly and disabled) on August 18, 1995, which is the date HUD approved the change in occupancy type. Also, the HA is in Phase I of a comprehensive modernization of Emma Sansom Homes. It is anticipated that the complete modernization will take 4 Phases and when these Phases are completed an additional 7 units will be modernized and made fully accessible for the disabled, which will make the HA's total 44.

☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

☒ Increase the number and percentage of employed persons in assisted housing: Currently there are 339 (306 public housing & 33 Section 8) individuals employed that are assisted families, which includes public housing and Section 8 program families. It is the goal of the HA to increase the number of employed individuals by 2 per year over the next five years; therefore, increasing the total employed by 10 as of June 30, 2005. **Update:** Currently there are 361 (328 public housing & 33 Section 8) individuals employed that are assisted families; therefore, we are currently exceeding our goal. Note: These totals include persons that are employed full time and part-time, such as odd jobs.

☒ Provide or attract supportive services to improve assistance recipients' employability: The HA is providing on the job training for residents in the area of maintenance. Residents are hired as temporary laborers and trained in different areas of maintenance and when a vacancy occurs they are qualified to apply for the vacant position. Since January 1, 1992, the HA has hired 25 individuals and of that total 9 have been residents, which is 36% of the total hired. It is the goal of the HA to hire residents for 25% of the vacancies within the HA. Based on expected turnover and anticipated retirements, the HA anticipates four vacancies by June 30,

2005, and we plant to fill a minimum of one of these vacancies with a resident. Also, the Executive Director of the HA serves on the Jobs Task Force at the Department of Human Resources (DHR) and this task force works with DHR staff and with residents receiving TANF payments to prepare them for future employment. **Update:** The number of individualshiredhasincreasedfrom25to30andofthattotal9arepublic housing residents, which represents a percentage of 30%. Therefore, we continue to exceed our goal of filling 25% of the vacancies with residents.

- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities. The HA works with the Council on Aging and the Home Extensions service to provide programs to increase independence living for the elderly and disabled and it is the goal of the HA to have a minimum of twelve activities/programs per year for the elderly and disabled. **Update:** The HA continues working with the Council on Aging and the Home Extensions service to improve the quality of life for the elderly and disabled.

☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: The HA promotes fair housing for all applicants and residents. We will not tolerate any type of discrimination because of a person's race, color, religion, sex or national origin. The HA works with local leaders from the National Association for the Advancement of Colored People (NAACP) to promote economic opportunities and affirmative action for low and very low income families. To demonstrate the HA's commitment to equal opportunity and affirmative action, the HA leases a unit to the NAACP for their main office in Gadsden. The unit has been removed from occupancy and the NAACP is not charged rent because the programs they provided directly benefit public housing residents. **Update:** The HA continues to undertake affirmative measures, as outlined above, to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability: The HA will follow its admissions policies to ensure that all applicants are housed on a non-discriminatory basis in the public housing developments administered by the HA. One hundred percent of the Public Housing units administered by the HA meet and/or exceed housing quality standards established by

HUD. Also, all Section 8 units approved by the HA are inspected and must meet Housing Quality Standards and these units are livable and suitable for all individuals. **Update:** The HA continues to undertake affirmative measures, as outlined above, to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.

- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: It is the policy and practice of the HA to accommodate all individuals with disabilities and within reasonable cost limitations make units accessible as needed. **Update:** The HA continues to undertake affirmative measures, as outlined above, to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

The HA believes that accomplishment of the goals established above will ensure that the HA is administering housing assistance programs that will benefit all low-income citizens by providing quality housing and opportunities for economic self-sufficiency.

AnnualPHAPlan
PHAFiscalYearBeginning7/1/2001
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

☒ **StandardPlan**

StreamlinedPlan:

- ☐ **HighPerformingPHA**
☐ **SmallAgency(<250PublicHousingUnits)**
☐ **AdministeringSection8Only**

☐ **TroubledAgencyPlan**

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsof majorinitiativesanddiscretionarypolicies thePHAhasincludedintheAnnualPlan.

TheAnnualPlanwhichisattachedheretowasdevelopedbytheGreaterGadsden HousingAuthority,hereinafterreferredtoastheHAinthisdocumentand accompanyingPlan,inaccordancewiththeRulesandRegulationspromulgatedby HUD.

ThegoalsandobjectivesofthisHAarecontainedintheFive -YearPlanandthe AdmissionsandContinuedOccupancyPolicy(ACOP)andSection8Administrative Plan.ThesewerewrittentocomplywithHUDguidelines,rules,regulations,and FederalLaw.Thebasicgoalsandobjectivesare:

1. Increase the availability of decent, safe and affordable housing in the operating jurisdiction of the HA.
2. The HA will ensure equal opportunity in housing for all Americans.
3. The HA will promote self -sufficiency and asset development of families and individuals.
4. The HA will take steps to help improve community quality of life and economic vitality.

The HA does not plan to have any deviations from the Five -Year Plan.

This Plan was originally written after consultation with necessary parties and entities as provided in the guidelines issued by HUD. This year the plan is being amended and amendments are being made after consultation with all necessary parties and

entities as required by HUD. All necessary accompanying documents are attached to the document, or are available upon request.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration: The final rule to effect Deconcentration of Poverty and Promote Integration in Public Housing was published in the federal register on December 22, 2000, and effective January 22, 2001. The admissions policy for deconcentration for Public Housing is contained in HA's Admissions and Continued Occupancy Policy (ACOP) as follows: Section XI 3 D of the ACOP, which is the Tenant Selection and Assignment Plan, states that "Provided, however, the provisions of the

deconcentration rule, contained within this policy, shall supercede the selection of applicants based on the date and time and local preference, if applicable, and allow the HA to skip families on the waiting list to accomplish this goal.” The Deconcentration Policy of the HA for Public Housing is contained in Section XXVI of the ACOP, and reads as follows:

Deconcentration Rule for Public Housing:

1. Objective: The objective of the Deconcentration Rule for public housing units is to ensure that families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40 percent of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also the housing authority will take action to insure that no individual development has a concentration of higher income families in one or more of the developments. The housing authority will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the housing authority's computer system.
2. Exemptions: The following are exempt from this rule.
 - Public housing development with fewer than 100 public housing units. A covered development is defined as any single development or contiguous developments that total over 100 units.
 - Public housing developments which house only elderly persons or persons with disabilities, or both.
 - Public housing developments which consist of only one general occupancy family public housing development.
 - Public housing developments approved for demolition or conversion to tenant-based assistance.
 - Mixed financing developments.
3. Actions: To accomplish the deconcentration goals, the housing authority will take the following actions:
 - A. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.

- B. To accomplish the goal of:
- (1) Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of area median income, and
 - (2) The HA shall determine the average income of all families residing in all the HA's covered developments. The HA shall determine the average income of all families residing in each covered development. In determining average income for each development, this HA has adjusted its income analysis for unit size in accordance with procedures prescribed by HUD. The HA shall determine whether each of its covered developments falls above, within or below the Established Income Range. The Established Income Range is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the HA -wide average income for covered developments (See also Component 3A -6).

The admissions policy for deconcentration for the Section 8 Program is contained in the Section 8 Administrative Plan as follows: Section XII.3 B of the Section 8 Administrative Plan, which is the Section 8 Applicant Selection Process, states that, "Provided, however, the provisions of the deconcentration rule, contained within this policy, shall supersede the selection of applicants based on the date and time and local preference, if applicable, and allow the HA to skip families on the waiting list to accomplish this goal." The Deconcentration Policy of the HA for Section 8 is contained in Section XXXIV of the Section 8 Administrative Plan and reads as follows:

Deconcentration Rule Section 8:

The objective of the deconcentration rule for section 8 tenant -based assistance is to admit no less than 75% of its new admissions to the program of families that have income at or below 30% of the area median income. The HA will track the status of all new admissions monthly by utilizing income reports generated by the HA's computers system. The goal will be tracked monthly and if the HA is not reaching its goal, families will be skipped on the waiting list to admit a family that has income that is at or below 30% of area median income. The practice will continue until the HA achieves its goal. The HA's Section 8 applicants selection process, which is contained in the Section 8 Administrative plan provides for the skipping of families on the waiting list to accomplish this goal.

☒ FY2002 Capital Fund Program Annual Statement: The Capital Fund Program (CFP) Annual Statement (parts 1, 2 and 3) for AL09P0495 0102 is attached. See Attachment No. AL049a01.

☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) **Not applicable**

Additional Attachments:

- ☒ PHA Management Organizational Chart –Ref: Attachment No. AL049b01.
- ☒ FY2002 Capital Fund Program 5 Year Action Plan for: AL09P04950103 for FY2003, AL09P04950104 for FY2004, AL09P04950105 for FY2005 and AL09P04950106 for FY2006: The 5 year action plan for the FY's identified above are attached to this document as attachment No. AL049c01.
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan: **Not Applicable** – The Fiscal Year 2002 HUD Appropriations eliminated funding for the PHDEP program, which eliminates this requirement for this attachment because the FY 2002 HUD/VA Appropriations Act, drug elimination grants for low -income housing are not funded as a separate set aside through the PHDEP account.
- ☒ Comments of Resident Advisory Board or Boards: See Attachment No. AL049d01 for all Resident Advisory Board or any other resident comments.
- ☒ Other (List below, providing each attachment name) –As required by PIH Notice 2001 -4, issued January 19, 2001, the Annual Plans submission Performance and Evaluation Report for the Period Ending December 31, 2001, is being submitted for CFP No. AL09P04950100 (See Attachment No. AL049e01). Also, attached is the Performance and Evaluation Report for the Period Ending December 31, 2001, for CFP No. AL09P04950101 (See Attachment AL049f01). These are the only active CFP programs as of 12/31/01, and the HA will meet and/or exceed the obligation and expenditure dates approved in the Implementation Schedule for these programs. Also, all previous allocations of Comprehensive Grant Funds have been completed and closed out ahead of schedule.

Note: PIH Notice 2001 -4 issued January 19, 2001, Component 3A(6) was being replaced because the final rule was issued for Deconcentration and Income Mixing for public housing. The new requirements have been copied into this document and completed as Component 3A(6) and not included as an additional attachment. See component 3A(6) of this document for required information concerning the deconcentration and income mixing.

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Consolidated Plan	
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]/ Dwelling Lease	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/ 99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in the public housing A&O Policy	Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan - See Section XI	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund Program Annual Statement for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act NOTE: Component 10B - Voluntary Conversion Required Initial Assessment as required by HUD NOTICE PIH 2001 - 26 is available as a List of Supporting Documents.	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
N/A	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi - annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
None	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	1,578	N/A	N/A	N/A	N/A	N/A	N/A
Income > 30% but ≤ 50% of AMI	1,133	N/A	N/A	N/A	N/A	N/A	N/A
Income > 50% but < 80% of AMI	1,142	N/A	N/A	N/A	N/A	N/A	N/A
Elderly	1,125	N/A	N/A	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – white	2,325	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity - Black	1,510	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Hispanic	18	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – other	0	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☐ Consolidated Plan of the Jurisdiction/s
Indicate year:
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data

- Indicate year:
- ☐ Other housing market study
- Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" type="checkbox"/> Combined Section 8 and Public Housing - Two waiting list combined for this report			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families - 1,023 total units	Annual Turnover
Waiting list total	137	13.4%	412
Extremely low income <= 30% AMI	85	8.3%	
Very low income (> 30% but <= 50% AMI)	52	5.0%	
Low income (> 50% but < 80% AMI)	0	0%	
Families with children	100	9.8%	
Elderly families	4	.004%	
Families with Disabilities	18	2.6%	
Race/ethnicity	70	6.8%	White
Race/ethnicity	63	6.2%	Black
Race/ethnicity	4	.004%	Other
Race/ethnicity	N/A		
Characteristics by		1,042	

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
1BR	23	2.3%	
2BR	76	7.4%	
3BR	32	3.1%	
4BR	6	.006%	
5BR	0	0%	
5+BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease -up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- ☒ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed -finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target a available assistance to families at or below 30% of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☐ Apply for special -purpose voucher targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☐ Apply for special -purpose voucher targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non -profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints

- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$2,059,660	Day to Day Operations
b) Public Housing Capital Fund	\$1,973,944	Physical Improvements
c) HOPE VI Revitalization		
d) HOPE VI Demolition	\$200,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance Section 8 Vouchers -\$367,437, New Cons. \$337,384 = \$704,821.	\$704,821	Tenant Based Assistance
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$256,011	Anti-Crime Programs
g) Resident Opportunity and Self-Sufficiency Grants	\$0	
h) Community Development Block Grant	\$0	
i) HOME	\$0	
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)	\$0	
3. Public Housing Dwelling Rental Income	\$1,516,589	Day to Day Operations
4. Other income (list below)	\$266,446*	Day to Day Operations
\$112,000 Excess Utilities, \$118,446 Interest & \$36,000 Sales/Service to Tenants = \$266,446		
5. Non -federal sources (list below)	\$0	
Total resources	\$6,977,471	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: At the time the application is filed.

b. Which non -income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug -related activity

- ☒ Rental history
- ☒ Housekeeping
- ☒ Other (describe) Declaration of Citizenship, Owes Money to any other Federally subsidized housing program, Subject to lifetime registration requirement under state sex offender registration and/or Committed acts which constitute fraud during the application process. For additional information on non-income screening factors used by the HA, reference Section X, Grounds for Denial of Admission of the Admissions and Continued Occupancy Policy.

- c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

- b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office – 422 Chestnut Street
- ☐ PHA development site management office
- ☐ Other (list below)

- c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

N/A skipping to (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site -based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One
- ☐ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
- ☐ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other:

c. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**) – Skipping to 5 Occupancy

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction

- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Household that contribute to meeting income goals (broad range of incomes)
- ☐ Household that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA - resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminar or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Anytime family composition changes
- ☒ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

Note: This Component has been modified to contain the information published in PIH Notice 2001 -4, on 1/19/2001. The following questions replaced the former ones in the PHA Plan template Component 3, A(6) for Deconcentration and Income Mixing.

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

- b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Myrtlewood	146	The average income for Myrtlewood is \$6,548.38; therefore, it is below 85%. Average income for all covered developments is \$6,885.00	Yes, The HA deconcentration policies contained in the ACOP. These policies are working. The average income for Myrtlewood stated in the previous annual plan was \$5,664.58 and this report reflects an average income of \$6,548.38. This is a significant improvement in one year and it is anticipated that this development will be within the income range within the next two years.

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug -related activity only to the extent required by law or regulation
- ☐ Criminal and drug -related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug -related activity (list factors below)
- ☒ Other: Declaration of Citizenship, Owes Money to any other Federally subsidized housing program, Subject to lifetime registration requirement under state sex offender registration and/or Committed acts which constitute fraud during the application process. For additional information on screening factors used by the HA, reference Section X, Grounds for Denial or Termination of Assistance of the Section 8 Administrative Plan.

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☒ Criminal or drug -related activity: Drug -trafficking by family members
- ☒ Other (describe below) If known by the HA, the tenancy history of family members (See Section XV -3 of the Section 8 Administrative Plan).

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project -based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- ☒ PHA main administrative office - 422 Chestnut Street
- ☐ Other (list below)

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below: Yes when requests for extensions are received prior to the expiration date and the reason for the extension is justified. For example, disabled person (See Section XIII 3B -2 of the Section 8 Administrative Plan).

(4) Admissions Preferences

a. Income targeting

- ☒ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**) Skipping to (5) Special purpose
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs

- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences – **Not Applicable**

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply) – **Not Applicable**

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 programs to the public? Note: This only applies to the HA, if the HA was awarded an allocation of special -purpose Section 8 Vouchers. At this time the HA does not administer any special purpose Section 8 Vouchers

- ☒ Through published notices
- ☒ Other (list below) Posting in main office and all rental offices

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below : The HA adopted a revised dwelling lease on March 26, 2002, and this lease outlines the policy of the HA as it relates to minimum rent hardship exemptions.

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: The HA has adopted ceiling rents in lieu of flat rents and when the Head of Household selects the ceiling rent the amount charged is based on the established ceiling rent and not 30% of adjusted income. The approved ceiling rents for all development areas follows: 1 Br \$221, 2 Br \$256, 3 Br \$313, 4 Br \$361 and 5 Br \$412.

d. Which of the discretionary (optional) deductions and/or exclusion policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member (Ref. Section IV 27 - Income Exclusions of the ACOP)
☒ For increases in earned income (Ref. Section IV 27 - Income Exclusions of the ACOP)

☐ Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- ☒ Yes for all developments
☐ Yes but only for some developments
☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☒ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
☐ Fair market rents (FMR)
☐ 95th percentile rents
☐ 75 percent of operating costs
☐ 100 percent of operating costs for general occupancy (family) developments
☒ Operating costs plus debt service
☐ The "rental value" of the unit
☐ Other (list below)

f. Rent determination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☐ At family option
☒ Anytime the family experiences an income increase (Ref. Section III D of the Dwelling Lease)
☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
☒ Other (list below) When there are decreases in income

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month

disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ Thesection 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below) The HA has selected to retain ceiling rents for the period beginning October 1, 1999 and expiring September 30, 2002 as permitted in the Federal Regulations published March 29, 2000. **Update:** The HA is planning on sending out a Request For Proposal (RFP) in May of 2002 to have a study conducted to establish Flat Rent and implement the flat rent on October 1, 2002. Also, since a family may switch from flat rent to income based rent because of a hardship, which must be approved by the HA, the HA will retain ceiling rents. Since the family may not be offered this choice more than once a year ceiling rents would help a family that switched to income based rents from a flat rent and they returned to work prior to their annual recertification. If their income was higher than the flat rent the family would be required to pay the income based rent but by maintaining ceiling rents the family rent would be capped at the ceiling rent. Ref April 1, 2000, federal regulation as explained in the preamble to the regulations (copy of file with the HA).

B. Section 8 Tenant -Based Assistance

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

- ☐ ThePHAhaschosentoserveadditionalfamiliesbyloweringthepayment standard
- ☐ Reflectsmarketorsubmarket
- ☐ Other(listbelow)

c.IfthepaymentstandardishigherthanFMR,whyhasthePHAchosenthislevel?
(selectallthatapply)NotApplicable

- ☒ FMRsarenotadequatetoensuresuccessamongassistedfamiliesinthePHA's segmentoftheFMRarea
- ☐ Reflectsmarketorsubmarket
- ☒ Toincreasehousingoptionsforfamilies
- ☒ Other(listbelow)Note:ThePaymentStandardwasincreasedfrom100%to 110%asaresultoffourannualreviewandincorporatedintothisplan.Theincrease waseffectiveonorafter4/10/2001forallre -certificationsandHAPcontractexecuted.

d.Howoftenarepaymentstand ardsreevaluatedforadequacy?(selectone)

- ☒ Annually
- ☐ Other(listbelow)

e.WhatfactorswillthePHAconsiderinitsassessmentoftheadequacyofitspayment standard?(selectallthatapply)

- ☒ Successratesofassistedfamilies
- ☒ Rentburdensofassistedfamilies
- ☐ Other(listbelow)

(2)MinimumRent

a.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

- ☐ \$0
- ☒ \$1-\$25
- ☐ \$26-\$50

b. ☒ Yes ☐ No:Has thePHAadoptedanydiscretionaryminimumrenthardship exemptionpolicies?(ifyes,listbelow)TheHAadopteda revisedSection8AdministrativePlanonMarch26,2002,and thisdocumentoutlinesthepolicyoftheHAasitrelatesto minimumrenthardshipexemptions.

5.OperationsandManagement

[24CFRPart903.79(e)]

ExemptionsfromComponent5:HighperformingandsmallPHAsarenotrequiredto completethis section.Se ction8onlyPHAsmustcompletepartsA,B,andC(2)

A.PHAManagementStructure

DescribethePHA'smanagementstructureandorganization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached. See Attachment No. AL049b01
- ☐ A brief description of the management structure and organization of the PHA follows

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1042	363
Section 8 Vouchers	112	49
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs (list individually)	None	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Ref. Public Housing Maintenance Manual

Ref. Public Housing Management Manual

(2) Section 8 Management: (list below)

Ref. Section 8 Administrative Plan Manual

Note: The Manual's listed above are filed with the "List of Supporting Documents Available for Review"

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.
Section 8 - Only PHAs are exempt from sub - component 6A.

A. Public Housing

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below: The HA has defined promptly to mean within five business days from the date of mailing (Ref. Section II G of the Grievance Procedure).

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office - Applicants for public housing are entitled to an informal hearing and the initial contact is the Occupancy Specialist, which is located in the main administrative office of the HA.
- ☒ PHA development management offices - The Housing Manager with each development is the initial contact for initiating the grievance process for Residents
- ☐ Other (list below)

B. Section 8 Tenant - Based Assistance

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant - based assistance program and informal hearing procedures for families assisted by the Section 8 tenant - based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below: The HA specified the number of days an applicant has to request an Informal Review and the number of days a participant has to request an Informal Hearing (Ref. Sections 1 and 2 B of the Section 8 Applicant Informal Review and Participant Informal Hearing Procedure).

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office - The Section 8 Coordinator is the initial contact for all Section 8 applicants and participants.

☐ Other(list below)

7.CapitalImprovementNeeds

[24CFRPart903.79(g)]

ExemptionsfromComponent7:Section8onlyPHAsarenotrequiredtocompletethiscomponentand may skiptoComponent8.

A.CapitalFundActivities

Exemptionsfromsub -component7A:PHAsthatwillnotparticipateintheCapitalFundProgrammay skiptocomponent7B.All otherPHAsmustcomplete7Aasinstructed.

(1)CapitalFundProgramAnnualStatement

UsingpartsI,II,andIIIoftheAnnualStatementfortheCapitalFundProgram(CFP),identifycapital activities thePHAisproposingfortheupcomingyeartoensurelong -termphysicalandsocialviability ofitspublichousingdevelopments.ThisstatementcanbecompletedbyusingtheCFPAnnual StatementtablesprovidedinthetablelibraryattheendofthePHAPlantemplate **OR**,atthePHA's option,bycompletingandattachingaproperlyupdatedHUD -52837.

Selectone:

☒ TheCapitalFundProgramAnnualStatementisprovidedasanattachmentto thePHAPlanofaction(SeeAttachmentNo.AL049a01)

-or-

☐ TheCapitalFundProgramAnnualStatementisprovidedbelow:(ifselected, copytheCFPAnnualStatementfromtheTableLibraryandinsertthere)

(2)5 -YearActionPlan

Agenciesarerequiredtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatementcan becompletedbyusingthe5YearActionPlantableprovidedinthetablelibraryattheendofthePHA Plantemplate **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a. ☒ Yes ☐ No:Is thePHAprovidingthe -5YearActionPlanfortheCapital Fund?

b.If yestoquestiona,selectone:

☒ TheCapitalFundProgram5 -YearActionPlanisprovidedasanattachmentto thePHAPlanatAttachment(SeeAttachmentNo.AL049c01)

-or-

☐ TheCapitalFundProgram5 -YearActionPlanisprovidedbelow:(ifselected, copytheCFPOptional5YearActionPlanfromtheTableLibraryandinsert here)

B.HOPEVIandPublicHousing DevelopmentandReplacement Activities(Non -CapitalFund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☒ No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?
If yes, list development name/s below:

- ☐ Yes ☒ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

- ☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description: To help assure the useful life of the Myrtlewood Homes community the HA plan to demolish 40 units to decrease the density and permit better living environment.

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Myrtlewood Homes	
1b. Development (project) number: AL09P049004	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (03/13/2000)	
5. Number of units affected: 40	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: May or June 2002 b. Projected end date of activity: December 2002	

Note: The HA submitted a demolition application to HUD on March 13, 2000, and the application was approved on May 24, 2000. In the demolition application, the HA listed the source of funding for the demolition as HOPEVI funds. On May 15, 2000, the HA submitted a HOPEVI revitalization and demolition application to HUD and the application was disapproved by HUD on August 2, 2000. The HA submitted a HOPEVI demolition application on May 1, 2001, and did not submit a HOPEVI revitalization grant. The HOPEVI demolition grant was approved by HUD on November 16, 2001, in the amount of \$200,000.00. The HA applied for \$344,597; therefore, the HOPEVI funding will not be sufficient to complete the demolition. As stated in our previous five year plan, the HA will use Capital Fund to complete the demolition. The Birmingham HUD Office approved a budget amendment to Capital Fund Program AL09P04950100 and added \$129,545.76 to account 1485, Demolition. The HA is proceeding with the planned demolition of 40 units within Myrtlewood and it is anticipated that the demolition will be completed by December 31, 2002.

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903 .79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.) On August 18, 1995 the U.S. Department of Housing and Urban Development approved the HA's request to change the occupancy type of the one and two bedroom units in Campbell Court and Starnes Park from family to a mixed -population for the elderly and disabled.

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name: Campbell Court & Starnes Park	
1b. Development (project) number: AL09P049005 for Campbell Court & AL09P049006 for Starnes Park	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input checked="" type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>

4. Datethisdesignationapproved,submitted,orplannedforsubmission: (08/18/95)
5.Ifapproved,willthisdesignationconstitutea(selectone)N/A,thisdesignationwas approvedin1995 <input type="checkbox"/> NewDesignationPlan <input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?
6. Numberofunitsaffected:112unitsinCampbellCourtand74unitsinStarnesPark 7.Coverageofaction(selectone) <input checked="" type="checkbox"/> Par tothedevelopment <input type="checkbox"/> Totaldevelopment

10. ConversionofPublicHousingtoTenant -BasedAssistance

[24CFRPart903.79(j)]

ExemptionsfromComponent10;Section8onlyPHAsarenotrequiredtocompletethissection.

A.AssessmentofReasonableRevitalizationPursuanttosection202oftheHUD FY1996HUDAppropriationsAct

1. ☐ Yes ☒ No: HaveanyofthePHA'sdevelopmentsorportionsof developmentsbeenidentifiedbyHUDorthePHAascovered undersection202oftheHUDFY1996HUDAppropriations Act?(If"No",skiptocomponent11;if"yes",completeone activitydescriptionforeachidentifieddevelopment,unless eligible to completeastreamlinedsubmission.PHAs completingstreamlinedsubmissionsmayskiptocomponent 11.) **Note: Component10((b)), Voluntary ConversionRequiredInitialAssessmentisbeing completed,andthedocumentareavailablefor review,inthissectionasrequiredbyNoticePIH 2001-26.Therefore,theinformationwas not includedasanattachmenttothisplanbut incorporatedintothisplan -SeeComponent10B andthenskiptocomponent11**

2.ActivityDescription

- ☐ Yes ☐ No: HasthePHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optional**PublicHousing AssetManagementTable?If"yes",skiptocomponent11.If "No",completetheActivityDescriptiontablebelow.

ConversionofPublicHousingActivityDescription
1a.Developmentname:
1b.Development(project)number:

<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI revitalization plan (date submitted or approved: _____)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

<p>B. Voluntary Conversion Required Initial Assessment -Note: This section is being completed as required by HUD NOTICE PIH 2001 -26</p>

- a. How many of the PHA's developments are subject to the Required Initial Assessments? **-Seven of Seven**
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? **NONE**
- c. How many Assessments were conducted for the PHA's covered developments? **Initial Assessments have been completed on all of the PHA's seven (7) developments. The documents supporting this assessment are available for public inspection.**

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name: NONE Number of Units: 0

d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **The Initial Assessment has been completed as required.**

C. Reserve d for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937
--

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aa -a) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.) **Skipping to 11B because the answer is no.**

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)

1a. Development name:
1b. Development (project) number: AL09P049004
2. Federal Program authority:
<input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) – Incorporated in HOPE VI application <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)
<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
5. Number of units affected:
6. Coverage of action: (select one)
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.) **Skipping to 12 because the answer is no**

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26- 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA -established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 7/31/2001

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self -sufficiency services and program to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare -to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☒ Other (describe) The Executive Director has served on the Jobs Task Force with the Department of Human Resources since 1992 and he is the current President of the Jobs Task Force and actively participates in welfare to work programs with DHR staff and Jobs Task Force members. Also, effective October 2001 the Executive Director was appointed to the Board of Directors of the DHR for Etowah County by the County Commission.

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies

- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing home ownership option participation
- ☐ Preference/eligibility for section 8 home ownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Jobs Task Force</i>	<i>41</i>	<i>TANF recipients</i>	<i>PHA main office and DHR</i>	<i>Both</i>
Resident On-the-Job Training Program	9	All public housing residents	PHA main office and maintenance office	Public Housing
Community Development Center – Neighborhood Network Enrichment Program	50	All low-income individuals	Carver Village, Emma Sansom and Myrtlewood	Both
Section 3 Training	3	All Public Housing and Section 8	Gadsden State Community College	Both

(2) Family Self Sufficiency program/s Not applicable

a. Participation Description

Family Self Sufficiency (FSS) Participation

Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 09/30/99)
Public Housing	None Funded	
Section 8	None Funded or allocated	

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

The HA has adopted a revised dwelling lease and admissions and continued occupancy policy (ACOP) to implement the provisions of "Community Service" requirements contained in the final rule published in the Federal Register on March 29, 2000. The Community Service requirements will be effective with all recertification that occur on or after July 1, 2001. However, HUD has temporarily suspended the Community Service Requirements in Fiscal Year 2002 HUD appropriations. All affected Public Housing residents have been notified that until notified otherwise the Community Service Requirements are suspended.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- ☐ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug -related crime in the area surrounding adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower -level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below) Colley Homes, Carver Village, Emma Sansom Homes and Myrtlewood Homes

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program

- ☒ Other(describe below)Decorative SecurityfencinginCampbellCourt, MyrtlewoodandStarnesParkandextrasecuritylightinginallseven communities.

2.Whichdevelopmentsaremostaffected?(listbelow)ColleyHomes,Carver Village,EmmaSansomHomesandMyrtlewoodHomes

C.CoordinationbetweenPHAandthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsfor carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- ☒ Policeinvolvementindevelopment,implementation,and/orongoing evaluationofdrug -eliminationplan
- ☒ Policeprovidecrimedatatohousingauthoritystaffforanalysisandaction
- ☒ Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- ☒ Policeregularlytestifyinandotherwisesupportevictioncases
- ☒ PoliceregularlymeetwiththePHAManagementandresidents
- ☒ AgreementbetweenPHAandlocallawenforcementagencyforprovisionof above-baselinelawenforcementservices
- ☐ Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow))ColleyHomes,Carver Village,EmmaSansomHomesandMyrtlewoodHomes

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan **NOT APPLICABLE**

PHAseligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirements priortoreceiptofPHDEPfunds.

- ☐ Yes ☐ No:Is thePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- ☐ Yes ☐ No:Has thePHAincludedthePHDEPPlanforFY2001inthisPHA Plan?
- ☐ Yes ☐ No:ThisPHDEPPlanisanAttachment.(AttachmentFilename:

14.PETPOLICY

[24CFRPart903.79(n)]

ThefinalruleconcerningPetOwnershipinPublicHousingwas publishedinthefederalregisteronJuly10,2000.TheBirminghamHUD officehadapprovedaPetPolicygoverningtheownershipofpetsin publichousingforPublicHousingAuthorities.This policywas posted

for resident comment and presented to the Resident Advisory Board for review and comment. After modifying the Pet Policy to reflect comments made during the comment period the Pet Policy was adopted on August 29, 2000. The Admissions and Continued Occupancy Policy was amended to incorporate the pet policy in Section XXX, Exhibit 37. Also, approved was a Lease addendum for residents to execute that are approved for pet ownership.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit? **Numbers 4 and 5 are not applicable.**
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- ☒ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)

3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table? **Not Applicable**

18. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☒ Attached at Attachment (Filename) AL049d01

☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

☒ The PHA changed portions of the PHA Plan in response to comments. List changes below: See attachment AL049d01

☒ Other: (list below) The HA held a total of 11 meetings to obtain resident input and input from the general public. The comments and responses to comments are contained in attachment AL049d01.

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

Mayor Steve Means appointed Ms. Lovie Ivey to the HA Board of Commissioners on April 25, 2000. Ms. Ivey is a resident of Public Housing and lives in Colley Homes and her term will expire on March 10, 2005.

3. Description of Resident Election Process – This section is Not Applicable, Board Members for the HA are appointed by the Mayor of the City of Gadsden based on Alabama State Law.

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant based assistance) -
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Gadsden – The City of Gadsden is an entitlement city and the HA's annual and five -year plan has been developed to ensure consistency with the City of Gadsden's Plan.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below) The City of

Gadsden's consolidated plan states that the "main priority of the City of Gadsden is affordable housing." The HA works closely with the City of Gadsden and we have an adequate stock of assisted housing to ensure that all low and very low income families can live in affordable housing.

☐ Other: (list below)

Note: there was no number 3 provided in the HUD template. This section goes from no. 2 to no. 4

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The City of Gadsden's consolidated plan supports the HA's plan and states that the HA's inventory of units meet or exceed HUD's minimum housing quality standards and are in compliance with Section 504 requirements for handicap accessibility.

D. Other Information Required by HUD – HUD Approved Conversion of Unit to Non-Dwelling Space and Removal of Units from Occupancy (See attachment AL049g01).

Use this section to provide any additional information requested by HUD.

CAPITAL FUND PROGRAM

Attachment: AL049e01

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	64,716.00	64,716.00	64,716.00	64,716.00
3	1408 Management Improvements	10,000.00	1,514.74	1,514.74	1,514.74
4	1410 Administration	192,885.00	192,885.00	192,885.00	128,104.03
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	84,760.00	66,834.81	66,834.81	37,855.56
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	272,301.00	239,541.50	239,541.50	54,756.50
10	1460 Dwelling Structures	1,181,925.00	1,176,803.64	1,098,403.64	483,482.16
11	1465.1 Dwelling Equipment — Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non dwelling Equipment	67,613.00	53,583.06	53,583.06	53,583.06
14	1485 Demolition	0.00	129,545.76	7,756.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	56,456.00	5,231.49	5,231.49	5,231.49
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHAName: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950100 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 22 – 26)	1,930,656.00	1,930,656.00	1,730,466.24	829,243.54
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: GreaterGadsdenHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: AL09P04950100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		64,716.00	64,716.00	64,716.00	64,716.00	
HA-Wide	MgtImprovements -Sec3	1408		10,000.00	1,514.74	1,514.74	1,514.74	
HA-Wide	Administrative –Salaries	1410		142,878.00	142,878.00	142,878.00	99,021.44	
HA-Wide	Administrative –Benefits	1410		50,007.00	50,007.00	50,007.00	29,082.59	
HA-Wide	Fees&Costs -Architect	1430		81,760.00	64,767.00	64,767.00	35,787.75	
HA-Wide	Fees –EnvironmentalAssessment	1430		3,000.00	2,067.81	2,067.81	2,067.81	
49-3	UpgradeElectricalSystem	1450		236,909.00	206,909.00	206,909.00	52,424.00	
49-3	SiteImp/Sidewalks -porches	1450		33,059.50	30,300.00	30,300.00	0.00	
49-5	HandicapRamp	1450		2,332.50	2,332.50	2,332.50	2,332.50	
49-3	DwellStr/Bathrooms&Dem	1460		214,677.00	214,677.00	214,677.00	88,300.41	
49-3	DwellStr/AsbestosAbatement	1460		11,340.00	11,340.00	11,340.00	11,340.00	
49-3	DwellStr/NewWaterHeaters	1460		13,000.00	13,000.00	13,000.00	10,280.00	
49-3	DwellStr/Kitchens	1460		181,338.00	162,678.00	162,678.00	71,974.00	
49-3	DwellStr/ClosetDoors	1460		39,500.00	39,500.00	39,500.00	0.00	
49-3	DwellStr/Paneling,Brackets	1460		94,816.00	94,816.00	94,816.00	49,660.00	
49-3	DwellStr/ElecSys –HVAC	1460		405,048.00	392,977.64	392,977.64	189,032.99	
49-3	DwellStr/StairTread&RS	1460		45,820.00	11,479.00	11,479.00	3,416.39	
49-3	DwellStr/Painting	1460		66,500.00	61,050.00	61,050.00	26,050.00	
49-3	DwellStr/FloorTile,Base	1460		90,286.00	80,286.00	80,286.00	28,228.37	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

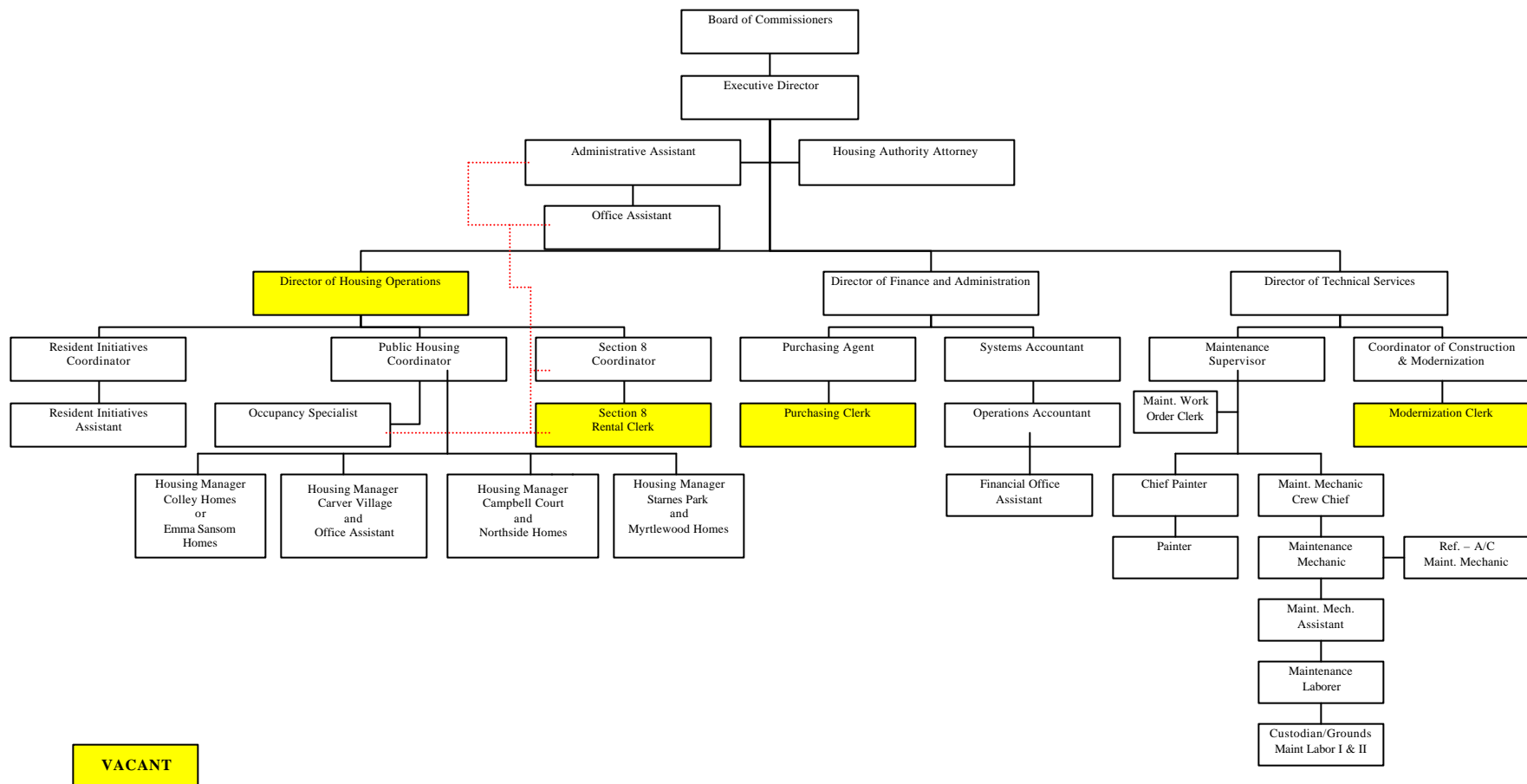
PHAName: GreaterGadsdenHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: AL09P04950100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionof MajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
49-3	DwellStr/DryerOutlet,Vent	1460		19,600.00	16,600.00	16,600.00	5,200.00	
49-2&4	DwellStr/Demo&A/COutlets	1460		0.00	78,400.00	0.00	0.00	
HA-Wide	Non-DwellEquip/OfficeEquipupgrade telephonesystem	1475		17,682.00	10,781.16	10,781.16	10,781.16	
HA-Wide	Non-DwellEquip/MaintenanceSewer Machine&Sidewalkgrinder	1475		24,523.00	19,944.60	19,944.60	19,944.60	
HA-Wide	Non-DwellEquip/Computers	1475		4,908.00	4,908.00	4,908.00	4,908.00	
HA-Wide	Non-DwellEquip/AutomotiveTruckfor MODCoordinator	1475		20,500.00	17,949.30	17,949.30	17,949.30	
49-4	Demolition	1485		0.00	129,545.76	7,756.00	0.00	
49-3	Relocation	1495		56,456.00	5,231.49	5,231.49	5,231.49	
	Totals			1,930,656.00	1,930,656.00	1,730,466.24	829,243.54	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Greater Gadsden Housing Authority			Grant Type and Number Capital Fund Program No: AL09P04950100 Replacement Housing Factor No:				Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406HA -Wide	9-30-2001		3-31-2001	9-30-2002		3-31-2001	
1408HA -Wide	3-30-2002		6-30-2001	9-30-2003		6-30-2001	
1410HA -Wide	3-30-2002	9-30-2002		9-30-2003			Use Capital Funds for Demolition (see cover letter)
1430 -AL49 -3	3-30-2002	9-30-2002		9-30-2003			
1450 -AL49 -3	3-30-2002	9-30-2002		9-30-2003			
1460 -AL49 -3	3-30-2002	9-30-2002		9-30-2003			
1475 -AL49 -3	3-30-2002		6-30-2001	9-30-2003		6-30-2001	
1485 -AL49 -3		9-30-2002		9-30-2003			Note: 1485 added with this amendment
1495.1 -AL49 -3	3-30-2002		12-30-01	9-30-2003		12-30-2001	

Greater Gadsden Housing Authority

Organizational Chart – Attachment AL049b01



CapitalFundProgramFive -YearActionPlan -AttachmentAL049c01

PartI:Summary

PHAName				<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:AL09P0495 0103 PHAFY:2003	WorkStatementforYear3 FFYGrant:AL09P04950104 PHAFY:2004	WorkStatementforYear4 FFYGrant:AL09P04950105 PHAFY:2005	WorkStatementforYear5 FFYGrant: AL09P04950106 PHAFY:2006
ColleyHomes49 -1	Annual Statement	\$50,000.00	\$444,323.00	\$0	\$0
CarverVillage49 -2		\$0	\$131,303.00	\$102,635.00	\$0
EmmaSansom49 -3		\$1,347,936.00	\$328,189.00	\$0	\$0
Myrtlewood49 -4		\$0	\$58,954.00	\$0	\$0
CampbellCourt49 -5		\$0	\$441,730.00	\$1,179,834.00	\$1,409,353.00
StarnesPark49 -6		\$0	\$126,444.00	\$89,814.00	\$0
Northside49 -8		\$25,000.00	\$42,083.00	\$0	\$0
Operations1406		\$168,363.00	\$90,273.00	\$190,788.00	\$150,500.00
Mgt.Imp.1408		\$10,000.00	\$10,000.00	\$13,000.00	\$13,000.00
Admin.1410		\$192,885.00	\$192,885.00	\$192,885.00	\$192,885.00
Fees&Costs1430		\$84,760.00	\$84,760.00	\$102,000.00	\$92,000.00
SiteImp.1450		\$30,000.00	\$693,091.00	\$0	\$60,486.00
DwellingStruc1460		\$1,342,936.00	\$854,320.00	\$1,372,283.00	\$1,348,867.00
Non-dwell.stru1470		\$50,000.00	\$25,615.00	\$0	\$0.00
Non-dwell.Eq1475		\$94,000.00	\$23,000.00	\$24,000.00	\$21,000.00
Relocation1495.1		\$51,000.00	\$0.00	\$78,988.00	\$95,206.00
TotalCFPFunds (Est.)		\$1,973,944.00	\$1,973,944.00	\$1,973,944.00	\$1,973,944.00
TotalReplacement HousingFactor Funds		\$0	\$0	\$0	\$0

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: __2__ FFYGrant:AL09P04950103 PHAFY:2003			ActivitiesforYear: __3__ FFYGrant:AL09P04950104 PHAFY:2004		
	Operations- 1406		\$118,363.00	Operations- 1406		\$90,273.00
	Mgt.Imp./Resident training – 1408		\$10,000.00	Mgt.Imp./Resident training – 1408		\$10,000.00
See Annual Statement	Admin. - 1410 Exec.Dir Dir ofTech.Services ModCoordinator ModClerk Fringes	\$21,041.00 \$43,108.00 \$51,529.00 \$27,200.00 \$50,007.00	\$192,885.00	Admin. 1410 Exec.Dir Dir ofTech.Services ModCoordinator ModClerk Fringes	\$21,041.00 \$43,108.00 \$51,529.00 \$27,200.00 \$50,007.00	\$192,885.00
	Fees&Costs – 1430 A&EFees For49 -3EmmaS. For49 -8North.S. EnvironmentalAssess.	\$81,000.00 \$760.00 \$3,000.00	\$84,760.00	Fees&Costs – PHAWide – 1430 A&EFees EnvironmentalAssess.	\$81,760.00 \$3,000.00	\$84,760.00
	SiteImp. – 1450 EmmaSansom49 -3 Repair/Rep.Sidewalks @5.50 49-8AddParkingSpace @rentaloffice	\$5,000.00 \$25,000.00	\$30,000.00	SiteImp. – 1450 ColleyHomes49 -1 Repair/Rep.Sidewalks PaveAlleys,Bays/Stripe Landscaping Sub-total 49-1 CarverVillage 49 -2 Repair/Rep.Sidewalks PaveAlleys,Bays/Stripe Sub-total 49-2	\$28,000.00 \$134,271.00 <u>\$13,050.00</u> \$175,321.00 \$10,000.00 <u>\$121,303.00</u> \$131,303.00	
	Year2Continued	AL09P04950103		Year3Continued	AL09P04950104	

				EmmaSansom49 -3 Repair/Rep.Sidewalks PaveAlleys,Bays/Stripe Sub-total 49-3 Myrtlewood49 -4 PaveSouth14 th Street, Alleys,Bays&Stripe Sub-total 49-4 CampbellCt.49 -5 Repair/Rep.Sidewalks &curbgutters Pavemainstreet& Alleys,Bays&Stripe Sub-total 49-5 StarnesPk.49 -6 Stripeparkingspaces UpdateExterior Lightingsystemfor security Sub-total 49-6 Northside49 -8 PaveParkinglots& Stripeparkingspaces RepairReplacewalks& curbs Installfencebetween GGHA&CoosaBen Sub-total 49-8 GrandTotal1450	\$12,926.00 <u>\$106,263.00</u> \$119,189.00 <u>\$58,954.00</u> \$58,954.00 <u>\$110,450.00</u> \$136,460.00 <u>\$24,781.00</u> \$29,781.00 <u>\$6,000.00</u> \$42,083.00	\$693,091.00
Dwell.Stru – 1460 EmmaSansom49 -3 Phase#4ofMod Mod51units/2disable Year2 Continued Demolition	AL09P04950103 \$18,360.00		Dwell.Stru – 1460 ColleyHomes49 -1 InstallMetalSoffit System Year3Continued Replace200Doors	\$119,172.00 AL09P04950104 \$59,200.00		

	ModKitchens ModBaths InstallDoors Replacewallpaneling& trim Replacelightfixtures, GFIs,switches,etc. Installcurtainbrackets Replacetile&base Paintinterior&exterior Replacewaterheaters InstallHVACsystem Installdriervents ReplaceLPbox –meter base&re -wireunit Reworkstairs&risers Clean&SealBrick –52 build’s	\$168,300.00 \$160,140.00 \$38,250.00 \$102,000.00 \$76,550.00 \$20,400.00 \$91,800.00 \$66,300.00 \$12,700.00 \$381,768.00 \$21,165.00 \$96,288.00 \$35,700.00 \$53,215.00		Clean&SealBrick PaintExteriors Sub-Total 49-1 EmmaSansomHomes. 49-3 ReplaceMetalSoffit System Clean&SealBrick Sub-Total 49-3 CampbellCt49 -5 Clean&Paintmetal soffitssystem Installinsulated windows&screens Replacescreendoors Sub-Total 49-5 StarnesPk49 -6 Paintentrancedoors, soffit,fascia&hand rails Clean&SealBrick Installapartment numberson50bldgs Sub-Total 49-6 GrantTotal1460	\$29,000.00 <u>\$36,015.00</u> \$243,387.00 \$158,000.00 <u>\$51,000.00</u> \$209,000.00 \$56,500.00 \$203,540.00 <u>\$45,230.00</u> \$305,270.00 \$50,000.00 \$46,000.00 <u>\$663.00</u> \$96,663.00	
	NonDwellingStru – 1470 –ColleyHomes 49-1 ModCentralOffice ModMaint.Office	\$35,000.00 \$15,000.00	\$50,000.00	NonDwellingStru – 1470 –ColleyHomes 49-1 ModCentralOffice ModMaint.Office	\$15,000.00 \$10,615.00	\$25,615.00
	Year2Continued Non-dwell.Equip PHAWide – 1475	AL09P04950103		Year3Continued Non-dwell.Equip PHAWide – 1475	AL09P04950104	

	Upgrade CommunicationsSystem Lawn-mowers	\$78,000.00 \$16,000.00	\$94,000.00	Upgradecomputers Lawn-mowers	\$7,000.00 \$16,000.00	\$23,000.00
	RelocationCosts – 1495.1 EmmaSansom49 -3		\$51,000.00	RelocationCosts – 1495.1 NONE		\$0.00
		TotalsYear2	\$1,973,944.00		TotalsY ear3	\$1,973,944.00

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor	ActivitiesforYear: __4__	ActivitiesforYear: __5__
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Year1	FFYGrant:AL09P04950105 PHAFY:2005			FFYGrant:AL09P04950106 PHAFY:2006		
	Operations- 1406		\$190,788.00	Operations- 1406		\$150,500.00
	Mgt.Imp. 1408			Mgt.Imp. 1408		
	Residenttraining	\$10,000.00		Residenttraining	\$10,000.00	
	EnergyAudit	\$3,000.00	\$13,000.00	EnergyAudit	\$3,000.00	\$13,000.00
See Annual Statement	Admin. - 1410			Admin. 1410		
	Exec.Dir	\$21,041.00		Exec.Dir	\$21,041.00	
	DirofTech.Services	\$43,108.00		DirofTech.Services	\$43,108.00	
	ModCoordinator	\$51,529.00		ModCoordinator	\$51,529.00	
	ModClerk	\$27,200.00		ModClerk	\$27,200.00	
	Fringes	\$50,007.00	\$192,885.00	Fringes	\$50,007.00	\$192,885.00
	Fees&Costs - 1430			Fees&Costs - 1430		
	PHAWide			A&EFe esPHAWide	\$89,000.00	
	A&EFees	\$82,000.00		EnvironmentalAssess.	\$3,000.00	\$92,000.00
	EnvironmentalAssess.	\$3,000.00				
	Re-testLBP -49 -5	\$17,000.00	\$102,000.00			
	SiteImp. - 1450			SiteImp. - 1450		
	NONE		\$0.00	CampbellCourt49 -5		
				Landscaping		\$60,486.00
	DwellingStru 1460			DwellingStru - 1460		
	AL49 -5CampbellCt			AL49 -5CampbellCt		
	Phase1 -70Units.			Phase2 -80Units		
	Demolition	\$25,400.00		Demolition	\$28,800.00	
	ModernizeKitchens	\$270,000.00		ModernizeKitchens	\$353,360.00	
	ModernizeBaths	\$225,000.00		ModernizeBaths	\$302,360.00	
	Installclosetdoorsand			Installclosetdoors&		
	frames	\$42,000.00		frames	\$48,000.00	
	ReplacePaneling&trim			ReplacePaneling&trim		
		\$128,020.00			\$146,240.00	
	Year4Continued			Year5Continued		
		AL09P04950105			AL09P04950106	
	Replacesmokealarms,			Replacesmokealarms,		
	GFI's,LightFixtures,	\$105,000.00		GFI's,LightFixtures,	\$120,000.00	
	switches,plates&plugs			switches,plates&plugs		
	Install1x4curtain			Install1x4curtain		

boardallwindows	\$28,000.00		boardallwindows	\$28,000.00	
Replacetile&base	\$126,000.00		Replacetile&base	\$154,000.00	
Replacewaterheaters	\$17,500.00		Replacewaterheaters	\$20,000.00	
Paintinteriorceilingsbr walltrim,etc.	\$79,100.00		Paintinteriorceilingsbr walltrim,etc.	\$100,400.00	
Replacefelt&roofing – 76bldgs1,782@\$65	\$116,090.00		Clean&Sealbrick	\$47,707.00	\$1,348,867.00
Replacedamaged decking	\$9,804.00				
Installridgevents	<u>\$7,920.00</u>				
Sub-Total 49-5	\$1,179,834.00				
CarverVillage49 -2					
Replacefelt&roofing – 51bldgs1,786sq@\$65	\$93,730.00				
Replacedamaged decking	\$5,200.00				
Installridgevents	<u>\$3,705.00</u>				
Sub-Total 49-2	\$102,635.00				
StarnesPark49 -6					
Replacefelt&roofing – 51bldgs1,199sq@\$65	\$77,935.00				
Replacedamaged decking	\$6,579.00				
Installridgevents	<u>\$5,300.00</u>				
Sub-Total 49-6	\$89,814.00				
GrandTotal –1460		\$1,372,283.00			

	Year4Continued Non-dwell.Eq – 1475 ColleyHomes49 -1 Upgradecomputers LargeMowerw/attach	AL09P04950105 \$8,000.00 \$16,000.00	 \$24,000.00	Year5Continued Non-dwell.Eq – 1475 CampbellCt49 -5 Upgradecomput ers LargeMowerw/attach	AL09P04950106 \$5,000.00 \$16,000.00	 \$21,000.00
	RelocationCosts – 1495.1 CampbellCt49 -5 Moveresidents2ways &transferofTV& Phoneservice		\$78,988.00	RelocationCosts – 1495.1 CampbellCt49 -5 Moveresidents2ways &transferofTV& Phoneservice		\$95,206.00
		TotalsYear4	\$1,973,944.00		TotalsYear5	\$1,973,944.00

Comments of Resident Advisory Board (RAB) and other Residents made during the time period the Annual and 5 year plan was being revised for the Housing Authority (HA). The HA staff has worked with its residents and the Resident Advisory Board to revise the annual and five year plan. The HA has seven developments and since 1992 there have been active resident associations in each development. The president's from each resident association serves on the Resident Advisory Board. Each Resident Association meets on a monthly basis and the Advisory Board meets with the Executive Director and key staff on a quarterly basis and they review all policies related to occupancy of public housing and provide input and suggestions prior to the adoption of all policies. The Resident Association Presidents names and development areas follows: From Colley Homes 49 -1, Ms. Lovie Ivey, From Carver Village 49 -2, Ms. Brenda Dunning, From Emma Sansom Homes 49 -3, Ms. Latonja Lamb, From Myrtlewood Homes 49 -4, Ms. Mary Dates, From Campbell Court 49 -5, Ms. Virginia Essary, From Starnes Park 49 -6, Ms. Sandra Baker and From Northside Homes 49 -8, Ms. Margaret Edwards. These residents comprise the members of the Resident Advisory Board (RAB). The HA has a Section 8 Voucher Program of 112 units and 60 units of Section 8 New Construction, for a total of 172. According to PIH Notice 2000 -36, PHAs of significant size must ensure that families receiving tenant -based assistance are reasonably represented on a RAB. Significant size is defined as 20 percent of the total of the PHA's public housing and Section 8 tenant -based assistance units. The HA has a total of 1,214 (1,042 public housing and 172 Section 8). Therefore, the Section 8 program represents 14.2% of the total ($1,214/172 = 14.2\%$). Since the total is less than 20% there is no Section 8 representative on the RAB. However, the HA made significant effort to solicit comments for all Section 8 participants. Each Section 8 participant was mailed a notice on Monday, February 11, 2002, which informed the participants of the annual and 5 year planning process and scheduled a meeting for all participants on Monday, February 18, 2002 to review the annual and 5-year plan and solicit comments and participation from the Section 8 participants. There was only one Section 8 participant that attended the meeting and the Executive Director explained the revision process of the annual and 5 year plan and how it related to Section 8 participants in detail. Mr. East asked if there were any questions and the Section 8 participant indicated that she had no comments and she was wanted to stay informed. Mr. East also told the Section 8 participant that a reminder notice concerning the public hearing would be mailed to all section 8 participants on March 27, 2002 and he hoped she would attend the public hearing on April 2, 2002.

To involve all public housing residents in the revision process of the annual and 5 year plan, one meeting was held in each public housing community, for a total of 7 meetings, to solicit comments from all public housing residents. In addition to the 7 meetings held in each community, the Executive Director and key staff held two meetings with the Resident Advisory Board. The first meeting was held on January 8, 2002 and the second meeting was held on April 2, 2002 for the purpose of obtaining

their comments and suggestions. To complete the comment process and solicit input and comments from the general public the HA advertised in the Gadsden Times on February 14, 2002, that the annual and 5 year plan was available for review and the HA was soliciting comments on the plan and that a public hearing is scheduled for Tuesday, April 2, 2002 to review and comment on the annual and 5 year plan. Also, on February 13, 2002, a letter was mailed to Legal Services Corporation of Alabama requesting that they review and comment on the annual and 5 year plan. A notice was also mailed to all Section 8 participants on March 27, 2002, and delivered to all public housing residents on March 28, 2002 to remind the participants and residents of the public hearing. To ensure that the general public and all interested parties were reminded of the public hearing, ads were placed in Gadsden Times on March 27, 2002 and March 31, 2002 notifying the general public of the upcoming public hearing on Tuesday, April 2, 2002. Also, public service announcements were aired on three local radio stations advertising the Public Hearing of April 2, 2002.

Participation was good in the 11 meeting held to discuss and review the annual and 5 year plan. A total of 162 people attended the meetings and the overall comments were positive, constructive and supportive of the HA's plan. Specific comments and the HA's response are as follows: At the Resident Meeting for Carver Village a resident asked if they would be getting dryer connections. Mr. East explained that the current five year plan did not include adding dryer connections but when the renovations of Campbell Ct, Myrtlewood, Colley Homes and Northside was completed we would be adding central air and heating to Carver Village and at that time we would add dryer connections. Mr. East indicated that he could not give a specific date because we do not know the exact funding level we will receive from HUD. In a prior Resident Meeting at Starnes Park residents had requested that additional lighting and numbers be added to the sides of the buildings. Mr. East explained in the January meeting that based on their comments these items were added to the 5 year plan. At the Northside Homes meeting a resident requested that a piece of wood be installed above each window to hang curtain rods and blinds. Mr. Norman explained that this would be done in future renovations of Northside but those items are not currently in the 5 year plan. During the public hearing on April 2, 2002, the following comments and responses were made at the meeting: A resident of Campbell Court asked if it would be five years before renovations were done at Campbell Court. Mr. East explained that Campbell Court was the next community to undergo complete renovation and that it would be approximately five years before the renovation started and the renovation is included in the 5 year plan. A resident from Northside Homes reported that her commode rocks. Mr. East said Maintenance would check out the problem and fix it. A resident of Starnes Park indicated that water does not drain in front of his mailbox. Jackie Brewer said Maintenance could fix the problem with concrete. The resident also asked if the speed bumps could be painted in each community. Mr. East said we could order signs to place in each community that said "Caution - Speed Bumps". The resident agreed with the idea. The comments listed above were the only comments given at the 11 meeting that

specifically pertained to the Annual and 5 year plan. Also, as a result of these comment, the 5 year plan was modified as indicated above.

CAPITAL FUND PROGRAM TABLES START HERE

Attachment: AL049a01

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations	\$105,240.00			
3	1408 Management Improvements Soft Costs	\$10,000.00			
	Management Improvements Hard Costs				
4	1410 Administration	\$192,885.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$84,760.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$3,000.00			
10	1460 Dwelling Structures	\$1,494,159.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$23,900.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$60,000.00			
18	1499 Development Activities				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHAName: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$1,973,944.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance	\$99,000.00			
	Amount of line XX Related to Security --Soft Costs				
	Amount of Line XX related to Security --Hard Costs				
	Amount of line XX Related to Energy Conservation Measures	\$400,910.00			
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P049501 02 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
PHA Wide	For Operations Activities of the GGHA		1406	2		\$105,240.00			
PHA Wide	Training for Section 2 Residents		1408	2		\$10,000.00			
PHA Wide	A) Executive Director Director of Technical Services Mod Coordinator Mod Clerk B) Fringes for above @ 35%		1410 1410 1410 1410 1410	1 1 1 1 4	\$21,041.00 \$43,108.00 \$51,529.00 \$27,200.00 \$50,007.00	\$192,885.00			
Emma Sansom 49 -3	A) A&E B) Environmental Assessment		1430 1430	1 1	\$81,760.00 \$3,000.00	\$84,760.00			
Emma Sansom 49-3	Repair/replaced defective concrete sidewalks & porches @ \$5.50 per sq ft		1450	545 sq. ft		\$3,000.00			
Emma Sansom 49-3	Phase #3 – Completely Modernize 60 units/make 3 units fully accessible for persons with disabilities A) Demo (remove of existing cabinets, space heaters and water heaters B) Mod Kitchens, install cabinets, tops, sinks, splash, faucets, stops and waste line C) Modernize baths – Install tub		1460 1460 1460	60 60 60	\$22,230.00 \$200,700.00 \$195,260.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P049501 02 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
49-3	liners, medicine cabinets, lavatories, faucets and accessories door frames & locks D) Replace paneling & trim L/R, D/R & Kitchen E) Replace Electrical Panel, Light fixtures, GFI's, smoke alarms, switch plates & receptacles F) Install meter base & rewire units G) Install 1x4 curtain brackets at all windows H) Replace floor tile & cove base I) Paint (2 coats) interiors & entrance doors, all ceilings, halls, closets, bedrooms, baths, door & trim J) Replace water heaters K) Install HVAC system L) Install drier vents & plugs M) Covering for stairs steps N) Install door frames & doors bathroom		1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460 1460	60 60 60 60 60 60 60 60 60 60 60 60 60 60	\$118,355.00 \$88,500.00 \$138,219.00 \$23,600.00 \$106,200.00 \$66,700.00 \$14,750.00 \$400,910.00 \$24,485.00 \$50,000.00 \$44,250.00				
PHAWide	A) Upgrade computer system		1475	1	\$7,900.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P049501 02 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	B) Mower with attachments		1475	1	\$16,000.00	\$23,900.00			
Emma Sansom 49-3	Moving resident 2 ways		1495.1	120		\$60,000.00			
	Total					1,973,944.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

CAPITAL FUND PROGRAM

Attachment: AL049f01

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	110,288.00	110,288.00	2,999.00	2,999.00
3	1408 Management Improvements	16,000.00	16,000.00	0.00	0.00
4	1410 Administration	192,885.00	192,885.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	84,760.00	84,760.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	3,268.00	3,268.00	0.00	0.00
10	1460 Dwelling Structures	1,483,243.00	1,483,243.00	0.00	0.00
11	1465.1 Dwelling Equipment — Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non dwelling Equipment	24,500.00	24,500.00	15,805.00	15,805.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	59,000.00	59,000.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHAName: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program Grant No: AL09P04950101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 22 – 26)	1,973,944.00	1,973,944.00	18,804.00	18,804.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	99,000.00			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	398,000.00			

Annual Statement/ Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: GreaterGadsdenHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: AL09P04950101 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		110,288.00	110,288.00	2,999.00	2,999.00	
HA-Wide	MgtImprovements -Sec3	1408		10,000.00	10,000.00	0.00	0.00	
HA-Wide	Mgt.Improvements –EnergyAudit	1408		6,000.00	6,000.00	0.00	0.00	
HA-Wide	Administrative –Salaries	1410		142,878.00	142,878.00	0.00	0.00	
HA-Wide	Administrative -Benefits	1410		50,007.00	50,007.00	0.00	0.00	
HA-Wide	Fees&Architect	1430		81,760.00	81,760.00	0.00	0.00	
49-3	Fees –Environme ntalAssessment	1430		3,000.00	3,000.00	0.00	0.00	
49-3	SiteImp/Sidewalks -porches	1450		3,268.00	3,268.00	0.00	0.00	
49-5				0.00	0.00	0.00	0.00	
49-3	DwellStr/Bathrooms	1460		219,500.00	219,500.00	0.00	0.00	
49-3				0.00	0.00	0.00	0.00	
49-3	DwellStr/NewWaterHeaters	1460		14,750.00	14,750.00	0.00	0.00	
49-3	DwellStr/Kitchens	1460		194,700.00	194,700.00	0.00	0.00	
49-3	DwellStr/BathroomDoors	1460		44,250.00	44,250.00	0.00	0.00	
49-3	DwellStr/PanelingAccesr	1460		131,955.00	131,955.00	0.00	0.00	
49-3	DwellStr/ElecSys –HVAC	1460		618,903.00	618,903.00	0.00	0.00	
49-3	DwellStr/StairTread&RS	1460		61,800.00	61,800.00	0.00	0.00	
49-3	DwellStr/Painting	1460		66,700.00	66,700.00	0.00	0.00	
49-3	DwellStr/FloorTile,Base	1460		106,200.00	106,200.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: GreaterGadsdenHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: AL09P04950101 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
49-3	DwellStr/DryerOutlet,Vent	1460		24,485.00	24,485.00	0.00	0.00	
49-2&4				0.00	0.00	0.00	0.00	
HA-Wide				0.00	0.00	0.00	0.00	
HA-Wide	Non-DwellEquip/Maintenance	1475		16,500.00	16,500.00	12,815.00	12,815.00	
HA-Wide	Non-DwellEquip/Computers	1475		8,000.00	8,000.00	2,990.00	2,990.00	
HA-Wide				0.00	0.00	0.00	0.00	
49-4	Demolition	1485		0.00	0.00	0.00	0.00	
49-3	Relocation	1495		59,000.00	59,000.00	0.00	0.00	
	Totals			1,973,944.00	1,973,944.00	18,804.00	18,804.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP /CFPRHF)
Part III: Implementation Schedule

PHAName: Greater Gadsden Housing Authority		Grant Type and Number Capital Fund Program No: AL09P04950101 Replacement Housing Factor No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
1406HA -Wide	9-30-03			9-30-04			
1408HA -Wide	9-30-03			9-30-04			
1410HA -Wide	9-30-03			9-30-04			
1430 -AL49 -3	9-30-03			9-30-04			
1450 -AL49 -3	9-30-03			9-30-04			
1460 -AL49 -3	9-30-03			9-30-04			
1475 -AL49 -3	9-30-03			9-30-04			
1495.1 -AL49 -3	9-30-03			9-30-04			

Greater Gadsden Housing Authority

Section 18 - Do of the Annual Plan

18. Other Information, Section D: Other Information Required by HUD: HUD has approved the following unit conversion to non-dwelling space beginning July 1, 2000 through June 30, 2003. For police sub-stations and residents for police officers as follows:

<u>Development Name:</u>	<u>Address:</u>	<u>Purpose:</u>
Colley Homes	418-A North 6 th Street	Police Sub-station
Emma Sansom Homes	2313-D White Ave	Police Residence
Myrtlewood Homes	609 South 14 th Street	Police Sub-station

HUD has also approved that the following units be removed for occupancy:

<u>Development Name:</u>	<u>Address:</u>	<u>Purpose:</u>
Colley Homes	406-A North 6 th Street	Resident Activities and Economic Self-Sufficiency
Colley Homes	424-B North 6 th Street	Jacksonville State Nursing Clinic
Colley Homes	310-A North 6 th Place	Youth Out- Reach Project
Colley Homes	414-A North 6 th Street	Adult/Child Education & Economic Self-Sufficiency, Beyond the Walls Ministry
Carver Village	1116-A Jacksonville Ct	Resident Activities and Economic Self-Sufficiency
Myrtlewood Homes	724 South 14 th Street	Adult Education and Economic Self-sufficiency, NAACP

According to the Federal Regulation published March 29, 2000, Section 960.505 (b) states that the annual plan or supporting documents must include the number and location of units to be occupied by police officers. This attachment provides the required information and is contained in section 18 of the annual plan.